Ypsilanti Downtown Development Authority
Economic Restructuring & Design Committee Meeting

Wednesday July 24, 2013, 8:30 am
SPARK East
215 W. Michigan Ave.

Agenda

I. Call to Order

II. Roll Call

Jake Albers	P	A	Regan Parker	P	A
Linda French	P	A	Charlie Penner	P	A
Kevin Hill (C)	P	A	Rois Savvides	P	A
Dieter Otto	P	A			

III. Approval of Agenda (X)* p. 1-2

IV. Approval of June 26, 2013 Minutes (X)* p. 3-6

V. Audience Participation

VI. Old Business

1. YDDA Façade Improvement Program Update (X) p. 7
    a. Follow Up to Application for 501 W. Cross St./Eagles Market *
    b. Application for 24 E. Cross St./Olde Towne Coin & Gold (X)* p. 8-15
2. YDDA Building Rehab & Improvement Grant Update (X) p. 16
3. Downtown Dumpsters/Solid Waste Service Program Management
    a. Camera Subcommittee Meeting (X) p. 17
    b. Camera Installation Quotes (X)* p. 18-32
        i. Installation and Maintenance Agreement (X)* p. 33-36
    c. Billing Statement to the Dumpster Users (X)* p. 37
    d. Illegal Dumping Brochure and Letter to Community (X)* p. 38-41

VII. New Business

VIII. Proposed Business

1. Smith Furniture Building Opportunity (X) p. 42-54

IX. Announcements/Comments

X. Audience Participation

XI. Next Meeting: Wednesday, September 25th, 8:30 am at SPARK East, 215 W. Michigan Ave.

Key: * = items requiring Committee action [X] = documents attached

Ypsilanti Downtown Development Authority
Economic Restructuring & Design Committee Meeting

Wednesday, June 26, 2013, 8:30 am
SPARK East
215 W. Michigan Ave.

Draft Minutes

I. Call to Order: 8:37 a.m.

II. Roll Call

Jake Albers	P	Regan Parker	A
Linda French	P	Charlie Penner	P
Kevin Hill (C)	P	Rois Savvides	P
Dieter Otto	P		

Others in Attendance: Tim Colbeck, YDDA Director
Andrew Hellenga, YDDA Staff
Pete Murdock, City Council

III. Approval of Agenda: D. Otto moved to approve the agenda as submitted. C. Penner supported the motion and it passed unanimously.

IV. Approval of May 22, 2013 Minutes: C. Penner moved to approve the minutes as submitted. L. French supported the motion and it passed unanimously.

V. Audience Participation: None

VI. Old Business:

1. YDDA Façade Improvement Program Update

   T. Colbeck provided a year to date summary report to committee that included all grants awarded so far and the remaining funds available for the current fiscal year. It was discussed by the committee that any unencumbered funds from the current fiscal year be rolled into the next fiscal year and added to the allotted budget amount for 2013-14.

   The committee discussed increased marketing for the program including the upcoming YDDA Community Meeting in August and sharing with the HDC again.

   a) Application for 119 W. Michigan Ave. / Terry Bakery.

   The committee reviewed the application for 119 W. Michigan Ave.

D. Otto moved to recommend approval of the application as submitted. L. French supported the motion and it was approved unanimously.

b) Application for 501 W. Cross St. / Eagle's Market

The committee reviewed the application for 501 W. Cross St. It was requested that staff ask the applicant to provide a color rendering of the new sign and bring the application back for consideration at the July meeting.

2. YDDA Building Rehab and Improvement Grant Update

T. Colbeck gave a brief status report of all the applications awarded in Rd. III of the program. He will follow up with the applicants that have not yet completed their projects and provide a status report at the July committee meeting.

3. Downtown Dumpster/Solid Waste Service Program Management.

a) Camera installation Quotes

Staff reviewed the quotes that have been received to date for the camera installation. The committee engaged in discussion on other options to look at for the security cameras.

There was discussion regarding the intended scope and/or objective of the camera installations. Staff will prepare a detailed project scope/objective for the next committee meeting.

The committee recommended creating a subcommittee to meet to review camera options. D. Otto, R. Savvides, and A. Hellenga agreed to meet as a subcommittee to discuss additional options and technologies. A. Hellenga will provide a detailed summary and additional quotes if available at the July committee meeting.

I. Installation and Maintenance Agreement

Discussion on the formal agreement between the YDDA and property owners regarding the installation of cameras was put on hold to the July committee meeting.

b) Dumpster Enclosure Repairs Status Report

Staff informed the committee that the needed enclosure repairs have been scheduled for the second week in July.

c) Billing Statement to the Dumpster User

Staff reviewed a first draft of the community billing structure by business type for the voluntary buy-in for dumpster services.

The committee engaged in discussion on the breakdown of costs per business and requested several changes be made to the spreadsheet and pricing adjustments. Staff will make adjustments and bring back for review at the July committee meeting.

d) Illegal Dumping Brochure and Letter to Community

The committee reviewed the brochure and letter to the public. K. Hill asked for clarification of the public's ability to purchase stickers/tags from the service provider for the pick-up of bulk items. Staff informed the committee that that service is not currently available to the Downtown business. T. Colbeck did report that he is engaged in discussion with the DDA's service representative from Republic about creating a similar program and will report back in July. He also stated that our current contract does allow for Republic to do bulk item pick-up and dumpster cleanouts at a rate of $150 per hour.

K. Hill suggested that the DDA consider working out an arrangement with Republic for a set number of bulk pick-up dates that coincide with major move-ins and outs with the Downtown apartments.

K. Hill also requested that the bulk pick-up and recycling options available to the public be better highlighted in the letter to the community.

4. YDDA Bike Rack Program

The committee discussed the two phased bike rack/non-motorized facilities program as provided by staff.

The committee discussed the recommended locations for multi-bike storage corrals as recommended by the City's Non-Motorized Advisory Committee. J. Albers moved to approve the locations as recommended by the NMAC and have the DDA move forward with these installations. The motion was supported by L. French and was approved unanimously.

The committee also reviewed the proposed Bicycle Rack Sharing Application for partnering private businesses/property owners with the DDA for the installation of single bike racks. The committee requested some small changes to the application. D. Otto motioned to approve the amended application and recommend the program be approved by the YDDA board. L. French supported the motion and it was approved unanimously.

VII. New Business: None

VIII. Proposed Business:

- L. French informed the committee that the Depot Town Merchants Association met with the City Manager to discuss potential fixes for the Depot Town rain gardens. She stated that they have hired a private landscape architect to look at the current rain gardens and prepare an alternate plan to be implemented to improve the quality of the existing rain gardens.

  She requested that when this report is finalized that it be reviewed by this committee for consideration.

IX. Announcements/Comments:

X. Audience Participation: None

XI. L. French moved to adjourn the meeting. D. Otto supported motion. The meeting was adjourned at 10:15 am. **Next Meeting: Wednesday, July 24, 2013 8:30 am at SPARK East, 215 W. Michigan Ave.**

Downtown TIFA						
Address	**Grant Funding Available**	**Project Description**	**Estimated Cost**	**Award Amount**	**Project Status**	**Reimbursement**
5 S. Washington St.		tuck point repairs, exterior painting and new awnings	$5,475.00	$2,500.00	TBD	no
7 S. Washington St.		tuck point repairs, exterior painting and new awnings	$9,075.00	$2,500.00	TBD	no
119 W. Michigan Ave./Terry Bakery		refurbish historic signage	$16,200.00	$2,500.00	TBD	no
	$32,500.00		$30,750.00	$7,500.00		
W. Cross St. TIFA						
701 W. Cross/Tower Inn		replace front entrance with ADA compliant entrance, replace interior door, new entrance tile, new electrical system at entrance	$15,000.00	$2,500.00	completed	4/9/2013
	$17,500.00		$15,000.00	$2,500.00		
Depot Town TIFA						
24 E. Cross/Olde Towne Coin & Gold		new front door and and façade windows	$4,253.88	$2,159.44	completed	2/6/2013
23, 25, & 29 E. Cross St.		replace awnings at each address	$5,250.00	$2,500.00	completed	6/20/2013
9 E. Cross St./the Eyrie		new signage	$1,586.98	$568.49	TBD	no
	$14,772.07		$11,090.86	$5,227.93		
	$64,772.07		$56,840.86	$15,227.93		

.Ypsilanti Downtown Development Authority

To: ER and Design Committee

From: YDDA Staff

Subject: Facade Grant Application for 24 E. Cross (Old Towne Coin and Gold)

Date: July 16, 2013

Staff has received a Façade Grant Application from 24 E. Cross. The project description is a fresh coat of paint on the buildings exterior. The project scope is as follows:

- Power wash
- Paint
- Supply all Materials (Sherwin Williams)

Project Costs:

- Materials: $550.00
- Labor: $1,200.00
- **Total Cost: $1,750.00**

The applicant's taxes are current. The applicant has provided a single estimate. The applicant is the building owner and does not require permission. The applicant has not provided samples, however the color of paint will match the buildings current color.

The applicant has not provided proof of HDC approval. Staff has contacted the HDC and was informed that the applicant only will need the approval of the HDC assistant as the building color will not change. The applicant has been informed of this issue and realizes that this application is contingent upon HDC approval.

Applicant has made a request to expedite this process in order to have the project completed by heritage festival. Applicant request to begin project and realizes that payment is contingent upon Board approval.

YPSILANTI DDA
BUILDING REHABILITATION PROGRAM

Application Form

1. **Applicant Information**

NAME: Richard Robine (Olde Towne Coin & Gold)

BUSINESS ADDRESS: 24 E. Cross st.

HOME ADDRESS: _____

BUSINESS PHONE: 734-483-6155 HOME PHONE: _____

FAX: 734-485-8300 EMAIL: oldetownecoin78@aol.comm

2. **Project Information**

BUILDING LOCATION: in Depot Town

BUSINESS (ES) LOCATED IN BUILDING: Coin & Jewelry

_____

BUILDING AGE: 35+ yrs.

BUILDING ZONED AS: _____ BUILDING SEV: _____

OWNER OF RECORD: _____

IF LEASED: Lease Expires _____ Renewal Term _____

3. **Project Description**

Describe in detail the proposed scope of work including design firm selected if applicable. In describing project, be sure to differentiate between interior renovations vs. exterior façade improvements to be undertaken. Use separate sheet(s) if necessary.

Just fresh paint on outside of Building. (attached is the quote from the contractor)

Gods Painting Services
1740 Outer Lane dr.
Ypsilanti, Mich. 48198
734-480-2049

CONTRACTORS INVOICE

TO Old Towne Coin & Gold

WORK PERFORMED AT:
Cross st
Ypsilanti, Mi

DATE	YOUR WORK ORDER NO.	OUR BID NO.
5 10 of 4 13-13		

DESCRIPTION OF WORK PERFORMED

Zods Painting Services

1740 Outer Lane dr.

Ypsilanti, Mich. 48198

734-480-2049

CONTRACTORS INVOICE

TO: Old Towne Coin & Gold

WORK PERFORMED AT:

Cross St

Ypsilanti, Mi

DATE	YOUR WORK ORDER NO.	OUR BID NO.
5-13-13		

DESCRIPTION OF WORK PERFORMED

Exterior

powerwash

paint - 3 Colors (match)

supply all materials

Sherwin Williams (product)

Materials $550.00

Labor $1,200.00

$1,750.00

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of $1750.00 Dollars ($).

This is a ☐ Partial ☑ Full Invoice due and payable by: when completed (Month / Day / Year)

in accordance with our ☐ Agreement ☑ Proposal No. Dated 5-13-13 (Month / Day / Year)

NC3822

CONTRACTORS INVOICE

City of Ypsilanti internet services

Logged in as: Anonymous User

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Related Details...

Property and Land

Building Department

Sp. Assessment

Back to Main

collapse the menu

Click this button to collapse the above menu to the top of the screen.

Main > Current Tax > Tax Information Search > Results > Details

Detailed Tax Information

Printer friendly version

Parcel: 11-99-12-905-500

View this parcel in GIS

Property Address [collapse]

24 E CROSS ST
YPSILANTI, MI 48197

Owner Information [collapse]

OLDE
TOWNE
COIN **Unit:**11
&
GOLD
24 E CROSS
YPSILANTI, MI 48198

Taxpayer Information [collapse]

SEE OWNER INFORMATION

Legal Information for 11-99-12-905-500 [collapse]

PERSONAL PROPERTY

Enter Future Interest Date: 7/16/2013 Re-Calculate

Use the +/- button to expand and collapse the Tax Detail Information.

	Year / Season	Total Amt	Total Paid	Last Paid	Total Due	
[+]	2013, Summer	$87.34	$87.34	07/08/2013	$0.00	
[+]	2012, Winter	$1.70	$1.70	12/18/2012	$0.00	
[+]	2012, Summer	$100.30	$100.30	07/10/2012	$0.00	
[+]	2011, Winter	$10.26	$10.26	12/07/2011	$0.00	
[+]	2011, Summer	$498.23	$498.23	07/06/2011	$0.00	
[+]	2010, Winter	$1.08	$1.08	12/07/2010	$0.00	
[+]	2010, Summer	$58.95	$58.95	07/07/2010	$0.00	
[+]	2009, Winter	$7.58	$7.58	12/03/2009	$0.00	
[+]	2009, Summer	$431.61	$431.61	10/19/2009	$0.00	
[+]	2008, Winter	$1.16	$1.16	12/15/2008	$0.00	
[+]	2008, Summer	$66.40	$66.40	07/03/2008	$0.00	
[+]	2007, Winter	$1.13	$1.13	12/06/2007	$0.00	
[+]	2007, Summer	$77.50	$77.50	07/06/2007	$0.00	
[+]	2006, Winter	$2.75	$2.75	02/28/2007	$0.00	
[+]	2006, Summer	$76.13	$76.13	07/31/2006	$0.00	
[+]	2005, Winter	$4.81	$4.81	12/07/2005	$0.00	
[+]	2005, Summer	$88.98	$88.98	07/11/2005	$0.00	
[+]	2004, Winter	$73.15	$73.15	12/08/2004	$0.00	
[+]	2004, Summer	$707.45	$707.45	10/12/2004	$0.00	
[+]	2003, Winter	$58.16	$58.16	12/09/2003	$0.00	
[+]	2003, Summer	$640.26	$640.26	10/29/2003	$0.00	
[+]	2002, Winter	$12.65	$12.65	12/09/2002	$0.00	
[+]	2002, Summer	$124.36	$124.36	09/18/2002	$0.00	
[+]	2001, Winter	$14.80	$14.80	12/11/2001	$0.00	
[+]	2001, Summer	$145.45	$145.45	07/13/2001	$0.00	
[+]	2000, Winter	$0.00	$0.00		$0.00	
[+]	2000, Summer	$0.00	$0.00		$0.00	
[+]	1999, Winter	$0.00	$0.00		$0.00	
[+]	1999, Summer	$0.00	$0.00		$0.00	
[+]	1998, Winter	$55.14	$55.14	12/22/1998	$0.00	
[+]	1998, Summer	$134.08	$134.08	07/15/1998	$0.00	
[+]	1997, Winter	$59.37	$59.37	12/25/1997	$0.00	
[+]	1997, Summer	$142.02	$142.02	07/31/1997	$0.00	

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City of Ypsilanti
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Detailed Tax Information

Parcel: 11-11-09-131-017

View this parcel in GIS

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Property Address [collapse]

24 E CROSS ST
YPSILANTI, MI 48198

Owner Information [collapse]

ROBINE
RICHARD **Unit:** 11
&
SHARON
35157 SANSBURN
WESTLAND, MI 48185

Taxpayer Information [collapse]

SEE OWNER INFORMATION

Legal Information for 11-11-09-131-017 [collapse]

*OLD SID - 11 11-020-039-00 YP CITY 1-E21A LD COM AT A PT 326.13 FT W OF AND 16.50 FT S OF SW COR CROSS AND RIVER STS, TH W 72.3 FT, TH S 1 DEG 54' E 42.44 FT, TH E 9.82 FT, TH SELY 63.58 FT TO A PT 61.06 FT S OF PT OF BEG, TH NLY TO BEG.

Enter Future Interest Date: 7/16/2013 Re-Calculate

****Note:** On March 1 at 00:00, local taxes become ineligible for payment at the local unit. The total due shown for prior year taxes is as of the annual settlement date with the County for that particular tax year and does not reflect any payments, fees, or interest accrual that may have occurred after the settlement date. For updated tax information, please check with the local County.
Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due	
2013, Summer	$2,627.77	$2,627.77	07/09/2013	$0.00	
2012, Winter	$38.35	$38.35	02/26/2013	$0.00	
2012, Summer	$2,531.66	$2,531.66	07/18/2012	$0.00	
2011, Winter	$89.10	$89.10	12/07/2011	$0.00	
2011, Summer	$2,420.65	$2,420.65	07/05/2011	$0.00	
2010, Winter	$34.91	$34.91	12/07/2010	$0.00	
2010, Summer	$2,246.30	$2,246.30	09/14/2010	$0.00	
2009, Winter	$34.93	$34.93	12/10/2009	$0.00	
2009, Summer	$2,353.23	$2,353.23	02/28/2010	$0.00	
2008, Winter	$32.34	$32.34	12/19/2008	$0.00	
2008, Summer	$2,183.39	$2,183.39	07/07/2008	$0.00	
2007, Winter	$30.92	$30.92	12/06/2007	$0.00	
2007, Summer	$2,190.02	$2,190.02	10/16/2007	$0.00	
2006, Winter	$69.94	$69.94	01/08/2007	$0.00	
2006, Summer	$1,995.52	$1,995.52	08/14/2006	$0.00	
2005, Winter	$101.89	$101.89	12/31/2005	$0.00	
2005, Summer	$1,881.49	$1,881.49	09/14/2005	$0.00	
2004, Winter	$191.48	$0.00		$191.48	**Read Note Above
2004, Summer	$1,799.25	$1,729.29	09/27/2004	$69.96	**Read Note Above
2003, Winter	$157.22	$157.22	12/12/2003	$0.00	
2003, Summer	$1,776.59	$0.00		$1,776.59	**Read Note Above
2002, Winter	$156.21	$156.21	01/03/2003	$0.00	
2002, Summer	$1,731.47	$1,731.47	12/13/2002	$0.00	
2001, Winter	$153.65	$0.00		$153.65	**Read Note Above
2001, Summer	$1,681.95	$0.00		$1,681.95	**Read Note Above
2000, Winter	$144.12	$144.12	01/08/2001	$0.00	
2000, Summer	$1,568.85	$1,525.38	01/08/2001	$43.47	**Read Note Above
1999, Winter	$501.50	$0.00		$501.50	**Read Note Above
1999, Summer	$1,194.17	$0.00		$1,194.17	**Read Note Above
1998, Winter	$466.03	$466.03	12/22/1998	$0.00	
1998, Summer	$1,200.69	$0.00		$1,200.69	**Read Note Above
1997, Winter	$453.82	$453.82	12/25/1997	$0.00	
1997, Summer	$1,149.93	$0.00		$1,149.93	**Read Note Above

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Olde Towne Coin & Gold
OPEN

Downtown TIFA					
Address	**Project Description**	**Estimated Cost**	**Award Amount**	**Project Status**	**Reimbursement**
12 W. Michigan Ave.	Window replacement front and rear, window renovation on east-facing façade, 12 new windows 4 over 4 style.	$30,000.00	$3,000.00	complete	4/9/2013
128-130 W. Michigan Ave.	Paint exterior of building, install new front exterior door and low e-glass, install new windows on second floor.	$46,000.00	$5,000.00	complete	12/18/2012
228 W. Michigan	Replace furnace/AC with high efficiency units in 1st floor.	$9,000.00	$3,000.00	complete	6/20/2013
		$85,000.00	**$11,000.00**		
W. Cross St. TIFA					
515-519 W. Cross/Crossroads	Add roof top deck over 515 W. Cross.	$40,000.00	$11,002.50	extension granted	no
501 W. Cross/Eagles Market	Flat roof replacement.	$11,000.00	$3,000.00	complete	11/27/2012
		$51,000.00	**$14,002.50**		
Depot Town TIFA					
54-56 E. Cross/Sidetrack	Replace 2nd-3rd story windows and tuck point.	$43,232.00	$15,000.00	extension granted	no
120 E. Cross/Standard Printing	replace original windows with energy efficient windows in similar appearance, 19 total windows and 4 front panels	$20,000.00	$3,000.00	complete	1/22/2013
308-312 N. River/Ypsi Food Co-Op	Replace entry doors at 310-312, repair south façade at 308.	$20,250.00	$5,000.00	extension granted	no
		$83,482.00	**$23,000.00**		
		$219,482.00	$48,002.50		

Ypsilanti Downtown Development Authority

To: ER and Design Committee

From: YDDA Staff

Subject: Surveillance Cameras Sub Committee

Date: July 16, 2013

Under the direction of Committee a Sub Committee was formed in order to discuss surveillance possibilities. The Sub-Committee was comprised of D. Otto, R. Savvides, and A. Hellenga. The Sub-Committee came to the following conclusions;

- N. Huron and N. Adams – Due to the smaller more enclosed area static cameras will be the most effective. Given the right location they will monitor both the dumpsters and a large portion of the parking lots. Most effective location for camera position would be the Corner Health Building.
- S. Huron – As this area is more open a Pan, Tilt, Zoom (PTZ) camera would be most effective. This style of camera works on a schedule and will be able to monitor the majority of the parking lot.
- Purchase and installation of dummy cameras. This will provide the allusion that the area is under higher surveillance.
- Signage – If done correctly this will deter a great deal of illegal activity. The Sub-Committee feels that signs should be placed on the enclosures themselves as well as any entrances to the parking lots.
- The Sub-Committee feels that a budget of $5,000 should be able to provide proper surveillance of all three locations. The incurred costs should be able to be regained through the Downtown Public Buy-In Program.
- Possibility of raising fines for illegal dumping, possibly using the State of Michigan fine structure for illegal dumping.

The Sub-Committee feels that it would be prudent to acquire two more estimates from Ann Arbor Alarm and Alstor Alarm. These companies have been contacted and staff is waiting for a reply.

Ypsilanti Downtown Development Authority

To: ER and Design Committee

From: YDDA Staff

Subject: Dumpster Enclosure/ Waste management Updates

Date: May 30, 2013

Security Cameras:

Pulsar:

- 3 – Outdoor Enclosures for Site Equipment
- 3 – 2 channel digital recorders ITB
- 3 – 4 Megapixel Cameras

Cost: $8,000 + Tax

Apex CCTC and Belleville Lock and Key:

- Cost for equipment $2,309.00
- Cost for installation $400 for each enclosure ($1,200)

Cost: $3,509.00

ADT:

- 2 – Sony infrared turret
- 1 – Sony infrared PTZ dome
- 3 – 4 channel Matrix DVR

Cost: $4,127.00 possible addition of $330.00 for lift rental

Q-Star Technologies: This system is self contained 16 megapixel camera. It is motion activated and can capture a license plate at 100ft in the dark. This device only takes still photos and is equipped with a 2-32 gig SD card. This option would require the use of a lift in order to retrieve the SD card.

- FlashCam-880 SX Digital Vandalism Deterrent System with wireless download system.
    - 1 – Wall mounting bracket
    - 1 – RF Keyfob controller
    - 1 – Battery charger
    - 1 – 2 Gigabyte SD card
    - 1 – Quick move adapter

Cost: $6,995.00 per camera + shipping $165.00 = $21,150.00

Proposal For

Andrew Hellenga

Surveillance Camera Solution

Submitted By:
Kedric Walls
ApexCCTV.com
Phone: 1-800-997-8460
www.apexcctv.com

Itemized Hardware Investment

Surveillance Camera Solution			
Quantity	**Product**	**Unit Price**	**Total Price**
1	**4-Ch Digital Video Recorder: AP-FD04** • 4 Camera Inputs • 4 Audio Inputs • MAC & PC Remote Viewing • iPhone, BlackBerry & Android Compatible • Real Time 120 FPS • CD/DVD Burner • H.264 Compression • Mouse & Remote • 500 GB Hard Drive	$650.00	$650.00
3	**Analog Camera; AP-HD6** • Super High Resolution 600 TV Lines • 1/3" Super HAD CCD • Wide Dynamic Range	$159.00	$477.00
3	**Lens, Auto Iris; AP-2812A** • Varifocal • 2.8-12mm • Auto Iris • CS Lens Mount	$44.95	$134.85
3	**Housing, H/B; AP-71B** • Indoor/Outdoor • Metal Alloy • 292mm x 95mm x 88mm • Blower / Heater • 24v AC	$29.95	$89.85
3	**Cable, Spool; AP-RG59-500** • Siamese Cable • True RG59 Video Cable • 18 AWG • Package Type: Cable Spool • 500 Feet • Black	$89.00	$267.00
3	**Power Supply, DC, Single; AP-DC1000** • 12v DC • 1000 mA • Cable Length: 47 Inches • Regulated: UL Rated	$9.50	$28.50

3	**Power Supply, AC, Single; AP-2450** • 24v AC • 50 VA • UL Rated	$10.90	$32.70
3	**Monitor, 19"; AP-19ASUS** • LED • 19" Widescreen • 1440 x 900 • (1) VGA Input	$199.00	$597.00
3	**Sign, CCTV Warning; AP-SIGN2** • 11" X 11" • Plastic	$6.90	$20.70
12	**Connectors, BNC; AP-013** • For RG59 Coax • Twist-On Connection	$0.55	$6.60
6	**Connectors, DC Plug; AP-321** • DC Plug • 8 Inches • 2.1mm • Male	$0.95	$5.70
Subtotal			$2,309.90
Delivery			$0.00
Total**			$2,309.90

** This amount is valid for 30 days from 05/15/2013.

PULSAR ELECTRONICS, INC.

3540 Biddle Avenue
Wyandotte, Michigan 48192
Voice: (734) 281-2200
Fax: (734) 281-7294

ESTIMATE

DATE	JOB#
03/28/2013	13-143

Progress billing due upon receipt. **30% down upon approval.**
This quote is valid for Sixty (60) days from quotation date.

YDDA

Job Address: 100 Michigan Avenue
200 Michigan Avenue
14 Huron
Ypsilanti, MI

ATTENTION: Andrew

Estimator: Kelly / Bernie

Work performed by owner: Owner to provide 120v power at all three camera locations.
Owner will provide an Ethernet modem and Ethernet at each camera location.
Owner will provide needed Ethernet access and power at viewing location.

EQUIPMENT LIST

3 – Outdoor enclosures for site equipment
3 – 2ch Digital recorders 1TB
3 – 4 megapixel camera
Pulsar Electronics Inc will mount camera and other equipment at each site and set equipment up for remote viewing.

Installed Cost: $ 8,000.00 + tax of $350.00 if applicable

For an Analog camera system you can deduct: $ 1,079.00 + tax if applicable off the cost above.
Price could drop more with a lower end camera.
This system will not give you the coverage you need.

BID QUALIFICATIONS:

- ***Customer is responsible for all permits and plan review fees.***
- **Customer to install all cable, conduit and hardware and provide 110 volt power where necessary.**
- **Pulsar Electronics, Inc. to provide final connect and programming of NVRs.**
- **Bid is limited to equipment listed above. Please verify with your take-off.**
- ***Progress billing due upon receipt.*** **30% down upon approval.**
- **This quote is valid for Sixty (60) days from quotation date.**

APPROVED SIGNATURE **(I have read the bid qualifications)** **DATED**

13 – 143 **(Please refer to this number in any correspondence)**

ALL APPROVED BIDS MUST BE FAXED TO 734/281-7294 TO EXPEDITE PROCESSING

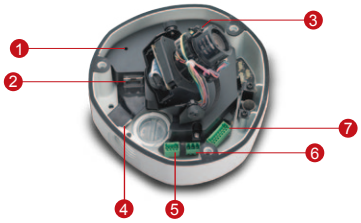
Visit us on the web at: www.pulsarinc.biz

KCM-7311

3.6x Zoom H.264 4-Megapixel IP D/N Vandal Proof PoE Rugged Dome with P-Iris & ExDR

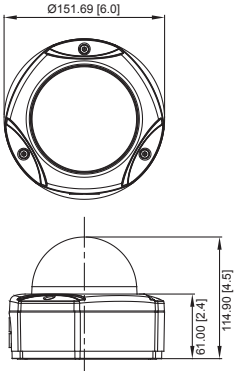
- 1/3.2" Progressive Scan CMOS
- Day and night function with mechanical IR cut filter
- Minimum illumination 0.05 lux at F1.4
- 3.6 x optical zoom
- Built-in f3.3-12 mm / F1.4 Megapixel P-Iris zoom lens
- 8 fps at 2032 x 1920 resolution (1422 TV lines)
- Selectable H.264, MPEG-4 SP, MJPEG compressions with dual streaming
- Up to 4 cropped regions as independent channels
- Two-way audio
- Digital input and digital output
- MicroSD / MicroSDHC card slot for local storage
- ExDR (Extreme Dynamic Range)
- 2D+3D Digital noise reduction
- Vandal proof and weatherproof IP66 rated casing
- Powered by PoE Class 3 / DC 12V

PHOTO INDICATION



1. Power Button
2. Ethernet Port
3. Reset Button
4. MicroSD / MicroSDHC Card Slot
5. Audio Input / Output
6. DC 12V Power Input
7. Digital Input / Output

DIMENSION DIAGRAM



Unit: mm [inch]

ACCESSORY OPTIONS

Dome Cover

PDCX-1101		4-inch, smoke, vandal proof

Power Adapter

PPBX-0002		Universal Power Adapter, 100~240V, 4 different connectors included

Popular Mounting Solutions

Surface	Accessories not required
Wall	PMAX-0308
Pendant	PMAX-0101 PMAX-0103
Corner	PMAX-0101 PMAX-0303 PMAX-0402
Pole	PMAX-0101 PMAX-0303 PMAX-0502
Flush	PMAX-1003

* For more mounting solutions, please refer to Mounting Accessory section of Buyer's Guide or Project Planner on www.acti.com

KCM-7311

PRODUCT SPECIFICATION

	KCM-7311
• Device	
Device Type	Fixed Outdoor Dome Camera
Image Sensor	Aptina Progessive Scan CMOS
Sensor Size	1/3.2 " (4.5 x 3.4 mm)
Horizontal Resolution	1422 TVL
Day / Night	Yes
Minimum Illumination	Color: 0.1 lux at F1.4 (30 IRE, 2400°K); B/W: 0.05 lux at F1.4 (30 IRE, 2400°K)
Color to B/W switch	ISP based switch, configurable
Mechanical IR Cut Filter	Yes
IR Sensitivity Range	No
IR LED	No
Electronic Shutter	1/25 - 1/2000 sec (50Hz); 1/15 - 1/2000 sec (60Hz) (manual mode) 1 - 1/2000 sec (auto mode)
• Lens	
Focal Length / Aperture	Zoom, f3.3 - 12 mm / F1.4 - 2.9
Zoom Ratio	3.6x optical
Iris	P-Iris
Focus	Auto Focus
Mount Type	Board Mount
Horizontal Viewing Angle	77.22° - 22.62°
Viewing Angle Adjustment	Pan: 0° - 360°; Tilt: 0° - 180°; Rotate: 0° - 360°
• Video	
Compression	H.264, MPEG-4 SP, MJPEG
Maximum Frame Rate vs. Resolution (H.264, MJPEG)	8 fps at 2032 X 1920; 15 fps at 1920 X 1080 (HD 1080p); 30 fps at 1280 x 720 (HD 720p); 30 fps at 640 x 480 (VGA)
Maximum Frame Rate vs. Resolution (MPEG-4 SP)	5 fps at 2032 X 1920; 11 fps at 1920 X 1080 (HD 1080p); 25 fps at 1280 x 720 (HD 720p); 30 fps at 640 x 480 (VGA)
4 Cropped VGA Mode (All Compressions)	15 fps at 640 x 480 (VGA)
Multi-Streaming	Simultaneous dual streams based on two configurations in single view mode; Multiple streams based on single configuration in 4 cropped VGA mode
Bit Rate	28 Kbps - 6 Mbps (per stream)
Bit Rate Mode	Constant, Variable
Image Enhancement	ExDR (Extreme Dynamic Range); White balance: automatic, hold and manual; Brightness; Saturation; Contrast; Sharpness; Automatic gain control; 2D+ 3D Digital noise reduction; Flickerless; Defogging
Privacy Mask	4 configurable regions
Text Overlay	User defined text on video
Image Orientation	Image flip and mirror
• Audio	
Compression	8 kHz, Mono, PCM, 16 bit encoding
Audio-In	Terminal block
Audio-Out	Terminal block
• Network	
Protocol & Service	TCP, UDP, HTTP, HTTPS, DHCP, PPPoE, RTP, RTSP, IPv6, DNS, DDNS, NTP, ICMP, ARP, IGMP, SMTP, FTP, UPnP, SNMP, Bonjour
Ethernet Port	1, Ethernet (10/100 Base-T), RJ-45 connector
Security	IP address filtering; HTTPS encryption; Password protected user levels; IEEE 802.1X network access control
• Alarm	
Alarm Trigger	Video motion detection 3 regions in single view mode, 1 region each in 4 cropped VGA mode; External device through digital input
Alarm Response	Notify control center; Go to Zoom preset point or preset tour; Change camera settings; Command other devices; E-mail notification with snapshots; Save video or snapshot to local storage; Upload video, snapshot to FTP server; Activate external device through digital output
• Interface	
Digital Input	2, terminal block
Digital Output	2, terminal block
Local Storage	MicroSD/MicroSDHC memory card slot (card not included)
• General	
Power Source / Consumption	PoE Class 3 (IEEE802.3af) / 12.24W DC 12V /10.2W (adapter not included)
Weight	1200 g (2.65 lb)
Dimensions (Ø x H)	151.69 mm x 114.9 mm (5.97" x 4.52")
Environmental Casing	Weatherproof (IP66 rated); Transparent vandal proof dome cover, up to 659.23 kgF (1453.35 lbF)
Mount Type	Surface, Pendant, Wall, Corner, Pole, Flush
Operating Temperature	-30°C ~ 50°C (-22°F ~ 122°F)
Operating Humidity	10% ~ 85% RH
Approvals	Camera: CE, FCC, IP66
• Integration	
Unified Solution	Fully compatible with ACTi software
ISV Integration	Software Development Kit (SDK) available ; ONVIF compliant*
Firmware Access Browser	Microsoft Internet Explorer 6.0 or newer

* ONVIF compliance available from Q2 2012.

* All specifications are subject to change without notice.
* All brand names and registered trademarks are the property of their respective owners.

NVRmini 2

Linux Embedded Recorder

Support Megapixel and H.264 cameras

Manage 2 / 4 / 8 / 16 IP Camera

Multi-Platform Mobile Clients | Server-Client Architecture | Linux-Embedded | Easy Installation | Web-Based Live Viewer | CMS | H.264,MPEG4, M-JPEG,MxPEG | Intelligent Search | RAID 0,1,5,10 | PTZ Control | 128CH Remote Live View | Email Alert | POS | NTP Server Synchronization

Key Benefits

Stability and Reliability

NVRmini 2 is a linux-embedded system that is free from virus attack. With its server-client architecture, NVRmini 2 provides a most stable and high quality monitoring and recording performance. Not only does its software offer a top quality performance, but the hardware enhances stability as well by supporting 4 RAID levels, smart fan, HDD SMART, auto power on, UPS and much more.

Easy to Use

A top user-friendly system should combine fast and flexible configuration with easy operation. With a few simple steps for installation, the web-based management leads users to configure, monitor and playback video everywhere. UPnP search, auto camera detection and GUI schedule save setting-up time, while the easy drag and drop camera, auto scan, preset point patrolling, and multiple views offer users a prime monitoring experience.

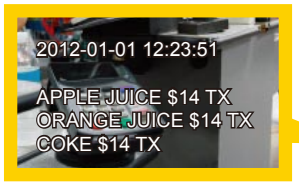
Value-added Surveillance Features

There are some outstanding features included in the NVRmini 2, one of which is mobile phone client. Users can check their live video wherever they want through iPhone, iPad, Android, BlackBerry. Another feature is Point of Sale (POS). POS data is displayed on live screen of designated channels, and users can fast search POS transaction and related video records. Still another NVRmini 2 feature is the digital watermark on exported video and snapshots, which prevents data from tampered without awareness.

Key Features

- **Support Stream Profile for remote live view bandwidth control**
- **Support mobile client for iPhone / iPad / Andriod**
- **Web-based configuration, live viewer, playback**
- **Panorama 360˚ PTZ**
- **Online GUI recording schedule**
- **Digital PTZ and multi-view**
- **Audio recording**
- **Real-time digital output and Email alert**
- **Up to 128 CH remote live view**
- **Playback with 5 intelligent search**
- **Point of Sale (POS)**
- **Digital watermark**
- **Auto port-forwarding**
- **NTP server synchronization**

Web-Based Liveview



Point of Sale (POS)

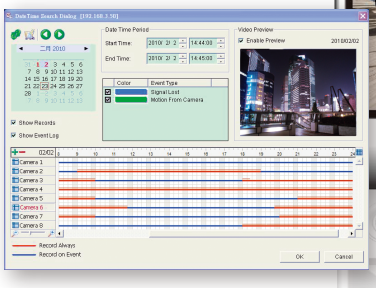
POS text overlay on live view video and recordings. All recorded POS transactions are searchable in the NVRmini 2 database.

Multi- View

with duplicating camera on screen and with different digital zoom image.

- Web-based management (Recommend on IE 8 and IE9)
- Up to 128 CH remote live view with multiple monitors
- Easy camera-drag-and-drop on screen
- Camera PTZ integration
- Digital PTZ
- Auto scan
- Multi-view
- Preset point set, go and patrolling
- Joystick support for easier camera controlling
- System event popup
- Camera event on screen display and sound notification

Intelligent Playback

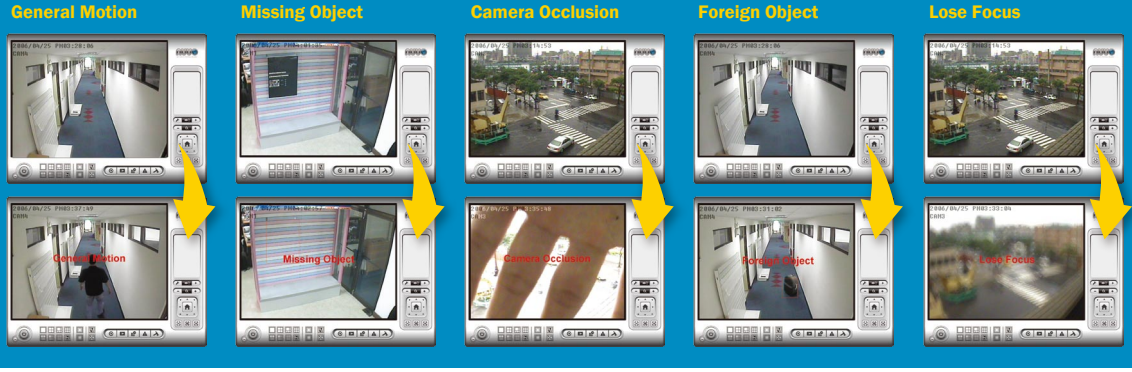


- Open record by time, graphic record, event log
- Multi-channel playback
- Playback with 5 intelligent search
- Video enhancement
- POS search
- Support digital watermark on exported video or snapshot
- Evidence export
- Auto backup video to FTP

Video Enhancement

Fine-tune the image's visibility, sharpenness, brightness, contrast or even grey scale.

5 Intelligent Search

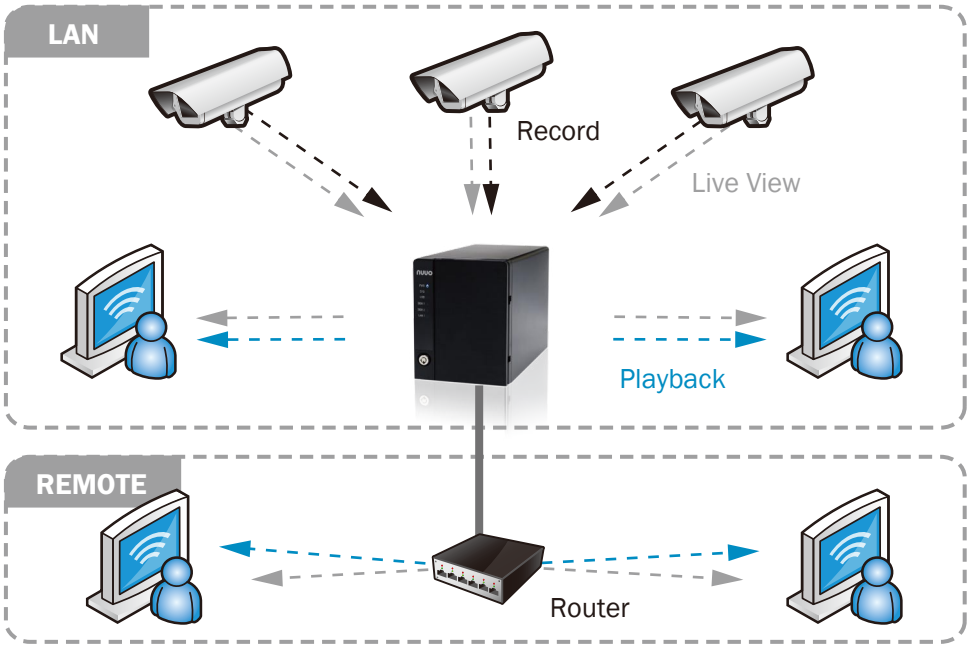


Multiple Language Support

Chinese (Simplified), Chinese (Traditional), Czech, Dutch, English, Finnish, French, German, Hebrew, Hungarian, Italian, Japanese, Korean, Polish, Portuguese (Brazil), Russian, Serbian, Spanish, Swedish, Turkish

Server-Client Architecture

- Linux embedded – free from PC crash and virus attack
- RAID 0,1,5,10, for maximum capacity or data protection
- Support megapixel camera and H.264 compression format
- Remote I/O solution and camera I/O integration
- Four kinds of user authorities: administrator, power user, user, and guest
- E-map with indicator
- Alarm source of NUUO Central Management System



Linux-Embedded

Embedded Linux for high stability and free from virus attack

Dual Streams

Dual stream for managing bandwidth

Panorama 360° PTZ

(ImmerVision and VIVOTEK fisheye)

PanoramaPTZ function can reduce the total cost by decreasing the number of IP cameras. Not only the original view, NVRmini 2 also supports PTZ, quad, and perimeter modes.

Web-Based Live Viewer

Users can login anytime anywhere via Internet Explorer and can login via four different user groups: administrator, power user, user, and guest.

Compatible with CMS

Ultimate central monitoring solution for grand scale projects and projects with multiple sites.

Multi-Platform Mobile Clients

iPhone, iPad, Android

Intelligent Search

Search recorded video for 5 events including general motion, foreign object, missing object, loss focus and camera occlusion.

RAID 0,1,5,10

Support RAID 0,1,5 and 10 for maximum capacity or data protection.

PTZ Control

Software enables digital PTZ function. Physical PTZ control and preset/go functions are also available.

128CH Remote Live View

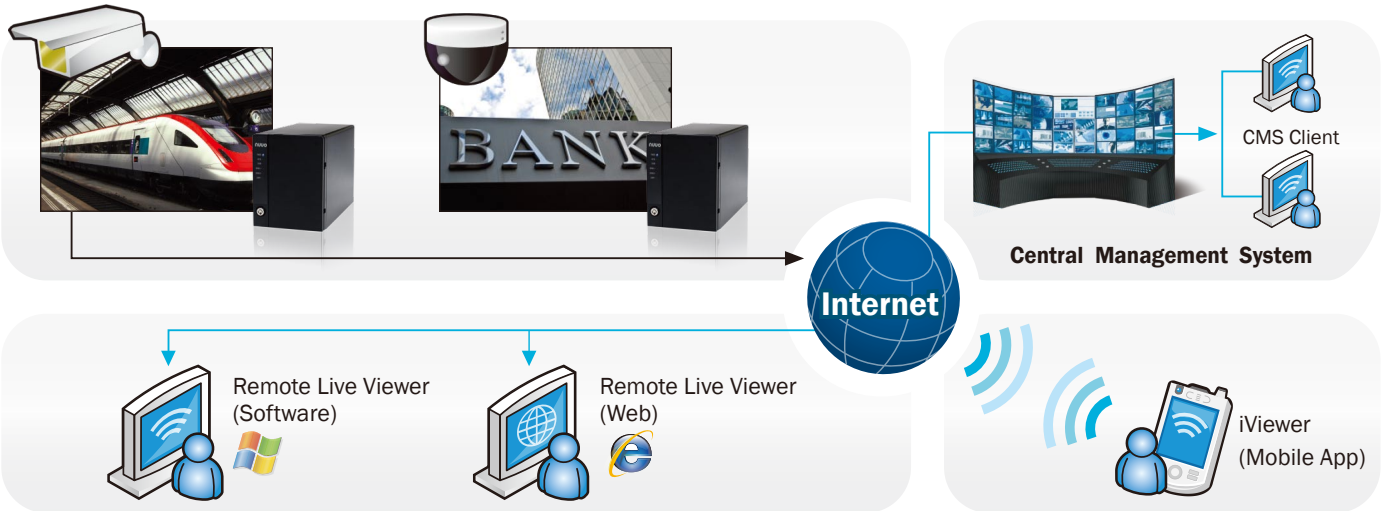
Monitor multiple NUUO servers for Mainconsole Family simultaneously in one single interface.

Email Alert

Notify users on camera and system event through sound, digital output, Email and NUUO CMS alert.

Point of Sale (POS)

All recorded POS transactions are searchable in the NVRmini 2 database.



Specification

Model	NVRmini 2			
Product Image	2-bay Tower		4-bay Tower	
Part Number	NE- 2020	NE- 2040	NE-4080	NE-4160
Recording Camera	1-2	1-4	1-8	1-16
Number of Drives	2xSATA II		4xSATA II	
Available Drive Bays (US only)	1, 2, 6TB		1, 4, 8, 12TB	
RAID Level	RAID 0,1		RAID 0, 1, 5, 10	
I/O Interface	2xUSB 2.0 (for UPS)		2xUSB 2.0 (for UPS), 1xeSATA (for DAS)	
LAN Port (s)	1xGigabit RJ-45 ethernet port		2xGigabit RJ-45 ethernet ports	
Temperature (Operating with HDD)	0°C ~ 40°C			
Humidity (Operating)	5% ~ 95%			
Compression Format	MPEG4, M-JPEG, H264, MxPEG (Depends on IP camera)			
Recording Performance	40Mbps	40Mbps	80Mbps	
Remote PC CPU	Intel Core 2 Duo, 2.6 GHz			
Remote PC RAM	1 GB			
User Interface	HTTP web browser - Internet Explorer 8 and later/ NUUO client application program			
Recording Type	Continuous record, record by schedule, manual record, event trigger record, digital input trigger record			
Remote Live View Control	Live view, preset/ go, PTZ, remote I/O, snapshot, multi-view, digital PTZ, advanced E-Map, bandwidth monitoring			
Audio & Video Recording	Audio & video recording in synchronization			
POS	Live view, record, playback, and search for every transaction			
Auto Backup	Automatically backup the recorded video of the previous date to FTP			
Smart Search	General motion, missing object, foreign object, lose focus, camera occlusion			
Remote Client OS Platform	Windows XP (32-bit) / Windows 7 (32 and 64-bit)			
Remote Live View Connections	Live view maximum 64 connections at the same time			
Mobile Client OS Platform	iPhone, iPad, Android			
IP Camera Brand Support	ACTi, Alphatech, Airlive, Arecont, AMTK, ARM, Asoni, AXIS, BASLER, BOSCH, Brickcom, Bolide, Bullwark, Centrix, CISCO, CNB, COP, CORUM, Dahua, Digital Watchdog, D-Link, DYNACOLOR, Eneo, Ernitec, Everfocus, FINE, Forenix, GE, Grandstream, Grundig, Guardeon, Guardliner, HIKVISION, Histream, Honeywell, IQinVision, JVC, Jetstor, LevelOne, LG, Lilin, Linksys, Lumenera, MOBOTIX, MegaIP, Messoa, NetworkCamera, NTIC, Onvif, Panasonic, Pelco, PiXORD, Probe, Rover, Samsung, SANTEC, SANYO, Shany, Sony, StarDot, Sunell, Techson, Tiandy, Telview, TOSHIBA, TRUEN, UDP, Videosec, Vision Hi-Tech, Vista, VIVOTEK, Yudor, Zavio, 3Svision			

Part Number	Remark
NE-2020-AU	NE-2020 with AU cable
NE-2020-EU	NE-2020 with EU cable
NE-2020-JP	NE-2020 with JP cable
NE-2020-UK	NE-2020 with UK cable
NE-2020-US	NE-2020 with US cable
NE-2040-AU	NE-2040 with AU cable
NE-2040-EU	NE-2040 with EU cable
NE-2040-JP	NE-2040 with JP cable
NE-2040-UK	NE-2040 with UK cable
NE-2040-US	NE-2040 with US cable
NE-4080-AU	NE-4080 with AU cable
NE-4080-EU	NE-4080 with EU cable
NE-4080-JP	NE-4080 with JP cable
NE-4080-UK	NE-4080 with UK cable
NE-4080-US	NE-4080 with US cable
NE-4160-AU	NE-4160 with AU cable
NE-4160-EU	NE-4160 with EU cable
NE-4160-JP	NE-4160 with JP cable
NE-4160-UK	NE-4160 with UK cable
NE-4160-US	NE-4160 with US cable

Support 74 brands of IP cameras and 1392 models

About NUUO

Our core value is to help improve your overall experience in integrating, installing, serving and educating your customers. NUUO is one of the very first pure CCTV manufacturer specializing in development of hybrid and IP recording technologies. There are currently over 10,4000 installations worldwide that are secured by our IP and hybrid systems. We promise to continue bring reliability, innovation and excitement to you through passion and dedication.

NUUO Inc. | C block, 18 Sihyuan St. Jhongjheng District, Taipei, 10087 Taiwan Tel: +886-2-2362-2260 Fax: +886-2-2362-2296
NUUO US Inc. | 5874 Greenwood Road, Shreveport, LA 71119, USA. Tel : +1-877-241-7035 Fax : +1-318-631-3004
NUUO South Africa Office | Fancourt Office Park, Building 4, Loft Left D, Cnr Felstead & Northumberland Ave, Northriding, 2169, South Africa Tel: +27-11-704-6845
www.nuuo.com sales@nuuo.com

Made in Taiwan Ver.1.6.1 2013 / 01

Quote

2730 Monterey Street
Suite 106
Torrance, CA 90503
(310) 294-8194

Date	Quote #
6/4/2013	12342

Ypsilanti DDA
Tim Colbeck, Director
32 N. Washington St., Ste. 14
Ypsilanti, MI 48197

Contact:
Tel: 734-482-1418
E-mail: tcolbeck@ypsilantidda.org

Terms	Rep	FOB
Net 30	Tom V	Torrance, CA

Item	Description	Qty	Unit Price	Total
FC-880 SX	FlashCAM-880 SX Digital Vandalism Deterrent System with Wireless Download System is powered by Solar Each System includes: 1 - Wall mounting bracket 1 - RF Keyfob controller 1 - Battery Charger 1 - 2.0 Gigabyte Secure Digital Memory Card 1 - Quick Move Adapter	3	6,995.00	20,985.00
Warranty	1 year		0.00	0.00
#FC SX-880 Tools	CD-ROM: SX-Link Wireless Software (1 per order) User's Manual (1 per order) CUSTOMER HARDWARE REQUIREMENTS: A laptop computer with 802.11b wireless capability and either Microsoft Windows XP, Vista, or Windows 7 operating system.			0.00
Shipping - 880	Shipping (Non-Taxable) for FlashCAM	3	55.00	165.00
Extended Warranty	(OPTIONAL) SecurePlus - 2 Year Warranty Extension, For a Total of 3 Years Manufacturer's Warranty Coverage		1,199.00	1,199.00
			Sales Tax (0.0%)	$0.00

Please call Tom Vargo with questions at (614) 595-7001
This Quote is valid for 30 days.
We are a veteran owned small business!

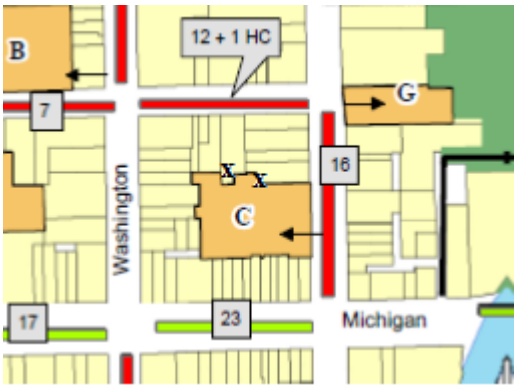
Total $22,349.00

ADT – Scope of Work

Ypsilanti Downtown Development Authority –

Cameras mounted outdoor on 3 different buildings overlooking garbage enclosures and parking lots.

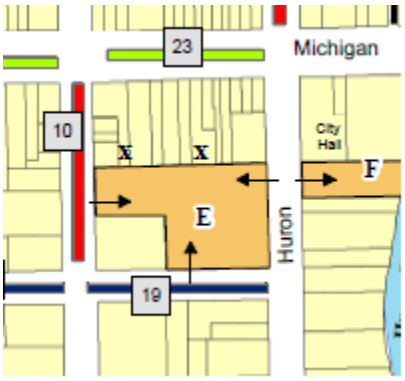
North Huron Lot



Possible Camera Locations: Corner Health Building,
ACE Hardware

Camera Type: Sony Infrared Turret Camera

South Huron Lot



Possible Camera Location: Puffer Reds,

Camera Type: Sony Infrared Pan/Tilt/Zoom Dome
Programmable Automations, to scan entire lot.
Can be manually controlled as well

North Adams Lot

Possible Camera Location: Residential Buildings

Camera Type: Sony Infrared Turret Camera

Matrix DVRs

- Each Camera location will be set up with a 4 Channel Matrix DVR
- Cameras can be networked using each sites IP address for remote viewing
    - Remote viewing via a computer or the Matrix app for iOS or Android
- Matrix DVR Features
    - 500 GB storage
    - Video Digital Encryption – Protecting the validity of time stamp
    - User friendly search features
    - Email Notification if cameras become disconnected
    - Each DVR could support 3 additional cameras at a later date.
- For more information on ADT's Camera and DVRs, visit ADT-Matrix.com

Installation Details

- Because of the height at which we are installing the cameras, we may be required to rent a lift. Our lift rental is $330 per day.
- ADT will assist with the networking at each site for remote viewing

Quality Service Plan (QSP)

- ADT offers a maintenance program to cover parts and labor beyond the manufacturer's warranty.
- If there are problems with any part of the system, ADT will fix or replace parts at no charge.

North Huron Lot Installation and equipment

$1,214 QSP $9 / mo.

South Huron Lot Installation and equipment

$1,699 QSP $11 / Mo.

North Adams Lot Installation and equipment

$1214 QSP $ 9/Mo.

Other Discussion Items

- We talked about letting each individual business who agrees to allow the equipment to be housed there having the ability to use the DVR and add 3 more cameras per location.
- We also discussed ADT's referral program. There is no cost to become a referral partner in the program. For each referral where a business or family decides to become and ADT customer, the Ypsilanti DDA would receive $125. It could be an additional revenue stream to use for whatever projects you have.

MAINTENANCE AGREEMENT

This agreement is made on June ___ , 2013, (the "Effective Date"), by and among The Ypsilanti Development Authority, a Michigan Public Authority ("DDA"), and NAME OF COMPANY, ("NAME") a Michigan Limited Liability Company, collectively the ("Parties").

PREMISES

WHEREAS, the DDA was created pursuant to the Downtown Development Authority Act, Act 197 of the Public Acts of 1975, as amended (the "Act") in 2009, by Ordinance adopted by the City of Ypsilanti; and

WHEREAS, the Act recognizes as essential public purposes the halting of property value deterioration and the promotion of economic growth; and

WHEREAS, the Act has expressly provided the DDA with the power and authority to implement programs and otherwise engage in activity that has the objective of accomplishing the foresaid purposes within the DDA development area in the city of Ypsilanti; and

In consideration of the foregoing premises and the mutual covenants contained in this Agreement, the DDA and NAME hereby covenant and agree as follows:

ARTICLE I
COVENANTS

Section 101. PURCHASE AND INSTALLATION. The DDA shall purchase a surveillance camera and install the camera on the external wall of the building giving the best vantage point of the dumpster area on BUILDING ADDRESS to monitor and improve the level of unlawful dumping of trash at the dumpster site.

electric ?

Section 102. MAINTENANCE. The DDA shall maintain and keep the camera in good condition and repair. The DDA shall be solely responsible for all utility bills, all repairs or replacement to the camera at its sole expense. The DDA shall be responsible for all repairs or replacements of the camera occasioned by the negligence or willful act of others.

?

Section 103. INDEMNIFICATION OF DDA AND ITS AGENTS. The obligations of the DDA under this section shall survive any assignment of this Agreement, unless the parties otherwise expressly and specifically agree in writing.

ARTICLE II
REPRESENTATIONS AND WARRANTIES

how will this work?

Section 201. REPRESENTATIONS AND WARRANTIES OF THE DDA.

a. The DDA is a public body corporate, duly existing and validly created pursuant to the Act. The DDA has taken all actions necessary to authorize the execution and delivery of this Agreement.

b. There is no action, suit, proceeding or investigation before any court, public board or body pending to which the DDA is a party, or to the best knowledge of the DDA threatened against the DDA, contesting the establishment of the DDA or the validity or binding effect of this Agreement.

Section 202. REPRESENTATIONS OF NAME.

a. NAME (i) is duly organized and validly existing as a Michigan limited liability company in good standing under the laws of the State of Michigan with power under the laws of such state to carry on its business as now being conducted, (ii) is duly qualified to do business in the State of Michigan, and (iii) has the power and the authority to receive the camera for the use stated.

b. There is no violation or default by NAME under any indenture, contract, mortgage, lien, agreement, lease, loan agreement, note, order, judgment, decree or other instrument of any kind or character to which it is a party and by which it is bound, or to which it or any of its assets are subject, wherein a default or violation would materially and adversely affect any of the transactions contemplated by, or the validity of, this Agreement. Compliance with the terms, conditions and provisions of this Agreement does not conflict with, and will not result in or constitute a breach of, or default under, any of the foregoing.

ARTICLE III
DEFAULT

Section 301. EVENT OF DEFAULT. An Event of Default shall consist of any misrepresentation or failure to comply with the terms and provisions hereof by either party.

Section 302. REMEDIES. Upon the happening of an Event of Default, the non-defaulting party shall be entitled to seek all remedies available at law or in equity. In the event of suit, the prevailing party shall be entitled to recover its costs and attorney fees.

ARTICLE IV
MISCELLANEOUS

Section 401. TERM, TERMINATION AND RENEWAL. The term of this Agreement commences on the Effective Date and continues for a period of one (1) year with automatic consecutive one (1) year renewals, unless earlier terminated by one of the parties, with cause, upon thirty (30) days prior written notice.

Section 402. ASSIGNMENT OF THIS AGREEMENT. No party to this Agreement may transfer, assign or delegate to any other person or entity all or any part of its rights or obligations arising under this Agreement without the prior written consent of all other parties hereto. Consent may be given or withheld in the sole and absolute discretion of the party from whom consent is sought. The obligations of NAME under this Agreement shall survive any assignment, unless the DDA otherwise specifically and expressly agrees in writing.

Section 403. NOTICES. All written notices, certificates or communications required by this Agreement to be given shall be sufficiently given and shall be deemed delivered when personally served or when mailed by registered or certified mail, postage prepaid, return receipt requested, addressed to the respective parties at the last known address of the receiving party.

Section 404. AMENDMENT. No amendment or modification to or of this Agreement shall be binding upon any party hereto until such amendment or modification is reduced to writing and executed by all parties hereto.

Section 405. ENTIRE AGREEMENT. This Agreement contains all agreements between the parties. There are no other representations, warranties, promises, agreements or understandings, oral, written or implied, among the parties, except to the extent reference is made thereto in this Agreement.

Section 406. BINDING EFFECT. This Agreement shall be binding upon the parties hereto and upon their respective successors and assigns.

Section 407. SEVERABILITY. If any clause, provision or section of this Agreement shall be ruled invalid or unenforceable by any court of competent jurisdiction, the invalidity or unenforceability of such clause, provision or section shall not affect the validity of any of the remaining clauses, provisions or sections of this Agreement.

Section 408. EXECUTION IN COUNTERPARTS. This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument.

Section 409. CAPTIONS. The captions and headings in this Agreement are for convenience only and in no way limit, define or describe the scope or intent of any provision of this Agreement.

Section 410. APPLICABLE LAW. This Agreement shall be governed in all respects, whether as to validity, construction, performance and otherwise, by the laws of the State of Michigan.

Section 411. MUTUAL COOPERATION. Each party to this Agreement shall:

(a) take all actions required of it by the terms of this Agreement as expeditiously as possible;

(b) execute and deliver all documents necessary to accomplish the purposes and intent of this Agreement; and

(c) use its best efforts to assist the other party to this Agreement in the discharge of their respective obligations hereunder.

Section 412. FORCE MAJEURE. No party hereto shall be liable for the failure to perform its obligations hereunder if such failure is due to unforeseeable events beyond the party's reasonable control and without such party's fault or negligence, including, but not limited to, acts of God, acts of the public enemy, acts of the federal government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes and embargoes, and delays of contractors due to such causes. Said failure to perform shall be excused only for the period during which the event giving rise to said failure to perform exists; provided, however, that the party seeking relief from its obligations under this Section 412 shall notify the other parties in writing, setting forth the event giving rise to such failure to perform, within ten (10) days following the occurrence of such event.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first written above.

DEVELOPMENT AUTHORITY
OF THE CITY OF YPSILANTI

By: _____

Its: _____

Date:_____

_____, LLC

By:_____

Its:_____

Date:_____

Dumpster Slinding Scale Payment Plan						
Business Type	Average Amount of Bagged Trash Per Day	Number of Business Type	Total amount of trash per business type	Dollar Amount per Bag (.038434) Multiplied by 364	Total paid by business category	Amount Paid by individual business
Office	5	44	220	13.99	3077.8	69
Residential	6	33	198	13.99	2770.02	83
Personal Service	7	21	147	13.99	2056.53	97
Retail	8	16	128	13.99	1790.72	111
Food Service	9	6	54	13.99	755.46	125
Totals		120	747		10450.53	
					10450.38	

July 19, 2013

Dear Property and/or Business Owner:

We need your help in maintaining clean and safe dumpster enclosures in the North Huron, South Huron and North Adams parking lots! As you are likely aware, these enclosures were installed with the intent to create a cleaner, better run system for trash disposal in the Downtown district. This service currently costs the YDDA approximately $20,000 annually and has been fully provided by the YDDA in the past as an incentive for downtown businesses and residents.

Unfortunately from time to time the dumpster enclosures become unsightly due to improper use. Each time this happens the YDDA has to take on the additional expense of cleaning the enclosures and/or having bulk items and inappropriate debris removed and hauled away.

We'd like your help in encouraging the appropriate use of the dumpsters, communicating these uses to your tenants, and reporting any problems that you may have experienced.

As you can see from the photo, one of the largest problems we have is trash simply not being put in the dumpsters. YDDA staff routinely monitors the pickup schedule and has added an extra pickup in order to alleviate some of the issues (see schedule below).

The YDDA has also clearly marked the appropriate dumpster for cardboard. However, periodically there is still a problem with garbage pile-up and dumpster misuse. It is in the interest of the YDDA to maintain the cleanliness of the dumpster enclosures and we will continue to do so. A partnership between the YDDA and the business community will help to ensure both an effective and clean dumpster service.

Proper use:
The dumpsters are meant for use by residents, business and other tenants of property adjacent to the parking lots with the enclosures. However all trash must be bagged and placed inside the dumpsters and cardboard

boxes must be broken down and placed inside the recycling containers. Anything left outside of the dumpsters or recycling containers is littering. The City of Ypsilanti can enforce with escalating fines in the case of repeated violations. The first violation fine is $50.00, first repeat violation is $150.00 and second subsequent violation is $300.00.

If tenants need to dispose of larger/bulk objects they can contact Republic Services to arrange for special pick-ups at 734-727-2158. These pick-ups will be at the customer's expense and price will be determined by the number of bulk items or weight. Please make sure that you reference that you are a user of one of the "Ypsilanti DDA's Downtown Enclosures" when you contact Republic Services and leave the appropriate items at one of the three DDA enclosures. It is also helpful that you contact the YDDA staff to let them know that you have made special arrangements by calling 7734-482-1410.

In the case of gently used furniture, appliances, and other household items, there are several other services available:

- **Friends in Deed: Pick up possible with advance notice. 734-484-7607**
- **Salvation Army: Call to coordinate pickup. 1-800-728-7825**
- **Recycle Ann Arbor ReUse Center: Free drop off. 734-222-7880**
- **1-800 GOT JUNK: Paid pick up service.**
- **Craigslist: Self coordinated pick up. http://annarbor.craigslist.org**

Dumpster pickup schedule (as of June 2013)

South Huron enclosure:
- One trash container: Monday, Wednesday, Friday, and Saturday
- One recycling container: Monday, Wednesday, and Friday

North Huron enclosure:
- One trash container: Monday, Wednesday, and Friday
- One recycling container: Monday and Thursday

North Adams enclosure:
- Two trash containers: Monday, Thursday, and Saturday
- One recycling container: Monday and Thursday

Please contact the YDDA when you encounter a problem with the enclosures at 734-482-1410.

Thanks you for your continued cooperation.

Sincerely,

Tim Colbeck
YDDA Executive Director

What is Illegal Dumping?

Illegal dumping includes the depositing of material into or outside a dumpster that does not belong to you, appliances, furniture, depositing material from an outside source that is not being generated at your site, or discarded materials from building construction.

Illegal Dumping Can Cost Thousands of Dollars in Service Calls and Cleanup Costs

Illegal dumping impacts the environment, the character of our area and quality of life for local merchants and residents.

Illegal dumping or leaving material next to the dumpster causes litter problems in the downtown area, creates safety hazards and may cause a rodent infestation. Please make sure all trash goes into the dumpster and not on the ground.

If you see illegal dumping happening:

- Take note of the license plate or any commercial name on the vehicle and vehicle number.
- Take note of the time, location and description of the people doing the dumping.
- **Call the Ypsilanti DDA Immediately at 734-482-1410**

Help Keep Ypsilanti Clean

The Ypsilanti DDA has adopted a 'zero tolerance' attitude towards illegal dumping. The Ypsilanti DDA and Local Merchants have joined to keep Ypsilanti clean and eliminate unsightly, overflowing dumpsters due to illegal dumping.

Through a high level of enforcement action, together with the cooperation of local merchants and residents who are reporting incidents, it is our goal to educate the public on the effects and consequences of illegal dumping.

Fines:

City of Ypsilanti Municipal Civil Infraction

- **First Violation: $50**
- **First Repeat Violation $150**
- **Second Subsequent Repeat Violation: $300**

State of Michigan Civil Infraction

- **1 cubic foot of litter: up to $800**
- **1 cubic foot or more but less than 3 cubic feet: up to $1,500**
- **3 or more cubic feet of litter: up to $2,500**
- **A person found to have committed a subsequent violation is subject to a civil fine up to $5,000**

DON'T DUMP IN Ypsilanti IT'S THE LAW

Did you know?

Michigan Legislation enforces large fines for illegal dumping.

If You're Thinking About Dumping . . . Think Again

Local and state anti-dumping laws may impose the following penalties:

Fines:

Dumping just 3 cubic feet of trash in a dumpster that does not belong to you can lead to a civil infraction fine up to $2,500.00 for the first offense.

Other Penalties: Incarceration, Vehicle Impoundment, Cost of Clean Up of Dump Site, Liens on Property, Revocation of License or Permits and/or Community Service

Ypsilanti DDA
City of Ypsilanti
Ypsilanti Local Merchants
Working Together To Increase Enforcement & Eliminate Illegal Dumping

Interested in Recycling?
Each downtown dumpster corral has a cardboard recycling container; however, all boxes must be broken down before being placed in the container.

For additional recycling options:

Washtenaw County Recycling Guide
http://www.ewashtenaw.org/government/departments/environmental_health/recycling_home_toxics

The City of Ypsilanti has a recycling center located at the north end of the Frog Island parking lot. Hours are Thursday, Friday & Saturday 9am – 3pm

Also each business and resident can receive one bin for curbside pick-up of paper, plastic, glass, and metal from the City of Ypsilanti.

For more information on City of Ypsilanti Recycling Options, visit:

http://cityofypsilanti.com/Government/Departments/PublicServices/RecyclingProgram

What if I have a large item, such as furniture, to dispose of?
Large items or furniture must **not** go in the downtown dumpsters. Please call one of the below listed companies to inquire about large item disposal or look in the Yellow Pages.
734-727-2158 (Republic Services)

1-800-GOT-JUNK

We are remodeling, how do I dispose of construction debris?
If you are doing construction or remodeling, you must purchase a roll off dumpster to dispose of this material or haul to the landfill directly. Please call the number listed below to inquire about large item disposal or look in the Yellow Pages.
734-225-0000: All American Hauling

In the case of gently used furniture, appliances, and other household items, there are several other services available:

Friends in Deed: Pick-up possible with advanced notice. (734) 484-7607
Salvation Army: Call to coordinate pick-up. 800-728-7825
Recycle Ann Arbor ReUse Center: Free Drop Off. (734) 222-7880
1-800-GOT-JUNK: Paid Pick-Up Service.
Craigslist: Self coordinated pick-up
http://annarbor.craigslist.org

Don't Dump In Ypsilanti

Ypsilanti DOWNTOWN DEVELOPMENT AUTHORITY

ILLEGAL DUMPING IS A CRIME

VIOLATORS WILL BE PROSECUTED

Report Dumping

734-482-1410

City of Ypsilanti
Planning and Development Department

Memo

To: Tim Colbek, DDA Director
From: Teresa Gillotti, Director of Community & Economic Development
Date: July 19, 2013

Subject: Former Smith Furniture building disposition

As you know, the City is proceeding with enforcement action related to securing the former Smith Furniture building at 15 S. Washington Street.

The owner has a broker looking into disposition of the property on his behalf. The broker has inquired as to whether or not the City or DDA is interested in purchasing the property.

As I'm aware that the property rehabilitation has been a goal for both the City and DDA for many years, I am inquiring as to the DDA's interest in obtaining the property for any combination of the following:

- Abating the nuisance (mold removal, roof repair primarily)
- Rehabilitation of the building for lease or resale
- RFP for reuse or resale of the building
- Some other rehab/reuse/abatement scenario.

Background:
The City hired a structural engineer to inspect the building and provide a report on whether or not it's sound enough to rehabilitate. The engineer did indicate that it seems to be repairable, but with the caveat that he was unable to get past the ceiling at some points to view the structural beams and determine whether or not there is rust or other deterioration. The report is attached for your review.

In November of 2011, the City Fire Department received a rough estimate for some mold and debris removal and roof replacement in the area of $55,000-$70,000.

Please contact me if you have any comments or questions.

Fitzpatrick Structural Engineering, P.C.
PO Box 1506 • Ann Arbor • MI • 48106
ph 734-769-0320 • fax 734-619-6787

Wednesday, March 20, 2013

Att; Frank Daniels
Building Department
One South Huron Street
Ypsilanti, MI 48197

Re; Structural Inspection of Smith Furniture Store, Ypsilanti, Michigan

Dear Mr. Daniels;

This letter is written to record my structural inspection on 03-15-2013 of the abandoned Smith Furniture Store per your request. The retail building is a two story steel frame structure located at the corner of Ferris Street and S. Washington Street. Smith Furniture has been unoccupied for some time and you expressed concern about the exterior walls and the floor and roof structure. The inspection was limited to what could readably be seen inside the building through fallen ceiling tile locations and places where there was no ceiling. No additional ceiling was removed nor was there any destructive access. The inspection was a 'walk through' visual inspection. Both you and John Roe of the Ypsilanti Fire Department accompanied me on the inspection. I took a limited number of digital photographs to record the general conditions. Copies of the photos are appended to this letter report. A set of permit drawings for the building, dated 04-15-65, were found by yourself and scanned copies were provided to me for this investigation. The following items record my observations of structural deficiencies and recommended treatments.

1. General Condition

1.1. Structure Description

The building is a two story steel frame structure without a basement. The roof decking is constructed of 2" poured gypsum with wire reinforcement over 1" insulation board and small steel bulb tees. This decking system is seldom used in current construction due to its low durability, and minimal ability to provide needed diaphragm action in adding lateral stability of the overall structure. The gypsum decking is supported on 16 inch deep open web steel joists with typical spans of 25 feet and 30'-10". Joists span east-west and are spaced on 6'-3" centers.

The second floor structure consists of a thin 2 ½" concrete slab on corrugated steel deck forms. The deck is supported on 16" deep open-web steel joists spaced at just under 2 foot centers. Theses joists also span east-west. The floor joists span 25'. The floor does not extend to the west exterior wall allowing for a two story open space at the westernmost bay.

Main support steel beams span north-south between steel columns. These beams and columns are not continuous moment frames and provide little lateral restraint or stability in the north-south direction.

The exterior walls at the north and south sides (as well as returns on the east and west) are 4" brick veneer over 8" concrete block construction (cmu). According to the drawings the cmu is anchored to the steel columns with metal strap anchors on one side of the columns, while the opposite side is shown as a grout key joint in most cases. It is unclear if/or how the floor or roof is tied into the walls along the north and south sides of the building. Photo 09 seems to indicate that a U tie or strap is anchored into the wall and wraps around the top chord of the adjacent joist. However the roof decking does not provide resistance to provide any significant lateral support. The drawings do not indicate what the floor wall connection is (if any).

1.2. Water Infiltration

A great deal of water infiltration into the building was observed. There are a multitude of buckets on the first floor and second floor collecting water as it filters down from the roof inside the building. The building is not heated and is not ventilated. Therefore additional moisture problems occur from condensation, especially on cold steel surfaces. The first floor carpet supports organic growth of moss/grass due to the constant wetting. It appeared to be raining at some locations. The magnitude of the water infiltration is extremely harmful to the steel structural elements over time. Photo 01 shows an icicle which indicates water is penetrating failed roof and flashing at the roof above.

1.3. Stability

1.3.1. Overall

Marginal overall lateral stability (resistance to wind, etc.) is provided by the exterior cmu walls. However, for this to work the roof and floor need to provide a diaphragm action. Thin poured gypsum roof decking is only marginally effective in the best of conditions and has a poor historic track record. Additionally, the cmu must be able to transmit both normal suction and pressure loads to the floor and roof systems (or alternatively to the columns and then to the floor and roof). This may not be possible within the strength limitations of the cmu especially if the walls are not anchored to the floor.

1.3.2. Cmu Walls

The local ability of the exterior walls to resist lateral pressures (or suctions) depend on the anchorage of these walls to the floor and roof system which partly unknown at this time. More information and analysis is needed to address this item which is outside the scope of this report. However, there is a concern about the westernmost bay of the north and south wall. The height of these walls is about 26.5 feet and with the cmu serving as the main wind resisting element. The cmu is nominally 8" thick and is presumed to be unreinforced hollow block construction. A span of 26.5 feet far exceeds the cmu capacity for wind forces in this condition. While that is a previously approved construction unrelated to the current structural deterioration, the point is raised here as a concern that merits further investigation.

The cmu/brick veneer walls appear to be in good condition. I did not notice any brick veneer popping out or severe obvious cracking. There is no present evidence that water is infiltrating between the brick veneer and cmu backup. However, that condition could change with the loss of diaphragm support of the floor and roof.

2. Roof Structure Condition

2.1. Roof Decking

The roof decking system where exposed is in very poor condition as can be seen in Photos 04 through 07. Obviously the roof membrane has failed which has in turn caused day lighting in the gypsum deck (Photo 04) and failure of the soft insulation board. This condition can be considered as typical for the decking given the amount of water infiltration into the lower floor level. It certainly makes the roof deck totally ineffective in providing even marginal diaphragm support for the structure.

2.2. Joists

Photos 04, 07, and 08 show roof joists bearing on steel wide flange beams. The joists are in fair condition at the locations visually accessed. As can be seen in the photos there is some rusting of the top chord of the joists but this appears to be surface oxidation only. These members are relatively thin and the corrosion can be expected to accelerate with continued exposure to moisture.

It should be noted that the joist spacing exceeds the recommended Factory Mutual Underwriters (FMU) spacing for this deck system and for many steel decking systems Special attention is paid to the selection of the deck to meet this underwriters standard. FMU is the accepted authority for insuring roofs and the basis for many building codes.

2.3. Beams

The wide flange steel beams and columns have a red prime coat of paint. Some surface rusting can be seen in the photographs. While not a current concern at this time, the oxidation can be expected to accelerate over time if exposure to the current high volume moisture continues.

2.4. HVAC

There is a large heating/ventilating/air conditioning (HVAC) unit located on the roof near the east wall. An opening for this unit can be seen in Photo 10. It is assumed that this unit rests on the steel joists in this area. The drawings show special support (beams rather than joists) for a cooling tower near this location. However the joists below the HVAC remain the same size as for the rest of the roof. Usually older HVAC units are relatively heavy compared to modern units and one would expect that the joists would be heavier (or special framing provided similar to the cooling tower) in those locations. This condition should be checked prior to and work on the roof.

3. Floor Structure Condition

3.1. Decking

The floor structure felt firm under foot although the floor tile below the carpet has heaved due to severe moisture saturation. However, the underside of the deck was not fully accessible at the time of the walk-through. Therefore localized areas of failure may exist. Certainly there is considerable water penetration in some areas from the roof through this floor, which probably indicates some sort of concrete deck failure or cracking.

3.2. Joists and Beams

Photo 02 shows the cantilevered end of a joist over a beam at the west edge of the floor area. Some degree of rusting or oxidation can be seen on the joist end and the support beam. This condition appears to be a bit more advanced compared to the roof exposed roof beams and joists. Further inspection of the entire floor is needed, which will require the removal of the ceiling. This also may also permit some visual determination of the anchorage (or lack of anchorage) between the floor and exterior wall.

3.3. Column Base

The concrete column base (or plinth) shown in Photo 11 shows apparent severe cracking. This column is located along the east side entry area and is similar to cracking observed along the colonnade on the west side. This condition is most likely due to moisture. The drawings do not shown the steel column resting on a concrete plinth and the element may be simply decorative or there may have been some change during construction. In any case the cracking will permit undesirable water penetration into this element allowing damage to any embedded steel and further freeze thaw damage to the plinth.

4. Recommendations

4.1. Replace Roof Deck

The entire roof deck should be replaced with galvanized steel roof deck. The steel deck should be a wide rib design and a minimum of 20 gage thickness, which is available from several manufacturers. This type of deck meets the Factory Mutual Standards. The design for the roof deck should verify that it can provide diaphragm action. Additionally, the design should provide anchorage to the north and south side walls to provide lateral support for those walls. The roofing shall provide a water tight membrane to protect the interior structure.

4.2. Further Inspection & Analysis

The structure requires further inspection and analysis. This effort was limited to what could be seen where the ceiling panels had been removed. There could be hidden severe deterioration of critical elements that need to be addressed. To that end, the entire ceiling should be removed from both the roof and second floor and proper lifts or ladders provided for close inspection of all elements. Particular attention should be paid to the following items, and corrective treatments should be implemented to reinforce elements as needed. This will require inspection and analysis by a qualified professional structural engineer.

4.2.1. Steel joists/Beams/Columns

The degree of corrosion of each of these elements should be evaluated for both floor and roof. If the oxidation has not progressed any further that what is indicated by the observations in this report, then no further action is required. If more severe conditions are uncovered, then corrective treatments should be designed and constructed.

4.2.2. Floor anchorage

The anchorage of the floors into the north and south exterior masonry walls is critical to the stability of the overall building. This anchorage should be verified if possible and any indicated corrective measure should be taken.

4.2.3. CMU @ westernmost bays

The stability and strength of the westernmost bay of the north and south wall is questionable due the large unsupported height and width. This condition should be analyzed and any indicated corrective treatment implemented.

4.2.4. Floor integrity

The integrity of the floor decking should be evaluated. A great deal of water has been seeping down through the floor system which could be causing deterioration of the concrete deck.

4.3. Ventilate

It is important that the interior spaces be kept reasonably dry to prevent deterioration. It would be best if the interior could be heated. However, since the structure has, and likely will, remained unoccupied this is not a likely possibility. However, some sort of ventilation system should be installed if heating is not possible. A closed space with no air movement allows condensation on cold steel elements which can result in rusting. A qualified mechanical engineer should be consulted to see if some passive method of ventilation is possible in order to mitigate condensation without high mechanical operational costs.

4.4. Periodic Inspection

It would be prudent to require a yearly inspection of the building as long as it remains unoccupied.

Respectfully Submitted,

Thomas R. Fitzpatrick, PE
Life Member ASCE/SEI

Photo 01; East entry façade – icicle indicates failed flashings above. (trf 03.15.13)

Photo 02; Column cover damage east façade – note cracked pedestal, steel column undamaged. (trf 03.15.13)

Photo 03; 2nd Floor – Joist bearing @ cantilever along west side stairs. (trf 03.15.13)

Photo 04; Roof – Failed gypsum deck over insulation board at joist bearing on steel beam (trf 03.15.13)

Photo 05; Roof – Close up of gyp deck over insulation board above steel beam, gyp deck appers to have been field placed. (trf 03.15.13)

Photo 06; Roof – See photo 05 (trf 03.15.13)

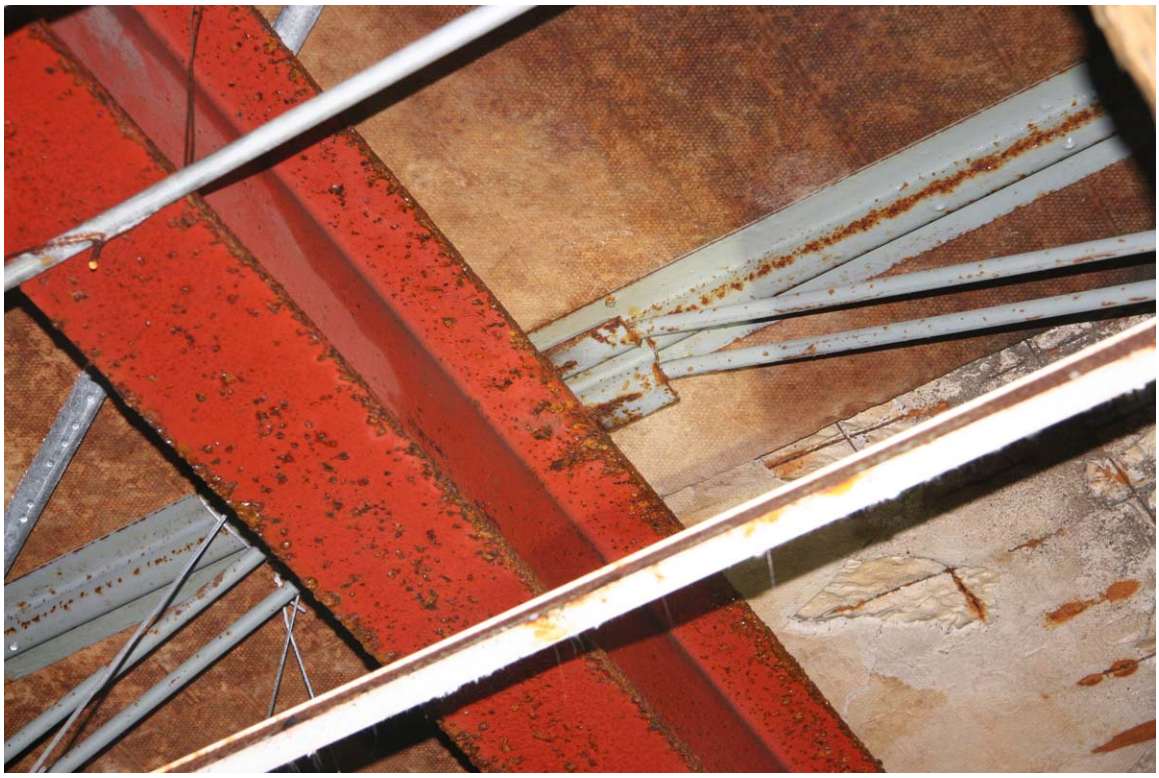


Photo 07; Roof – Joist bearing on beam detail. (trf 03.15.13)

Photo 08; Roof – Joist, beam, column detail. Joist is connected at both bot and top chord providing some lateral resistance in the east-west direction. Beam is continuous over column but connection does not provide full moment and lateral resistance. (trf 03.15.13)

Photo 09; Roof – North wall toward east end, U strap over joist is intended to provide lateral support for the cmu exterior wall except the roof decking is not capable of providing required diaphragm action. (trf 03.15.13)

Photo 10; Roof – HVAC support at roof opening. Joists don't look beefed up to support the HVAC unit. (trf 03.15.13)

Photo 11; Column Base – East side is shown, at least two bases at north end of west side similar. (trf 03.15.13)